

	<h1>Report</h1>	Agenda Item <h1>5</h1>
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Report to:	Planning Committee
Date of Meeting:	28 April 2009
Report by:	Executive Director (Enterprise Resources)

Application No	EK/08/0154
Planning Proposal:	Installation of Two 6 kw Wind Turbines on 15 Metre Poles

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Bovis Lend Lease Ltd
- Location : Blacklaw Primary School
Glen Arroch
St Leonards
East Kilbride
G74 2BP

2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

- (1) Grant Detailed Planning Consent - Subject to Conditions (Based on Conditions Attached)

2.2 Other Actions/Notes

The Planning Committee has delegated powers to determine this application.

3 Other Information

- ◆ Applicant's Agent: Holmes Partnership
- ◆ Council Area/Ward: 08 East Kilbride Central North
- ◆ Policy Reference(s): **Adopted South Lanarkshire Local Plan (March 2009)**
Policy RES6 – Residential Land Use
Policy DM1 – Development Management
Policy ENV15 – Renewable Energy Development Policy
Policy ENV37 – Renewable Energy Site Assessment

◆ Representation(s):

- ▶ 8 Objection Letters (including petition with 63 signatures)
- ▶ 0 Support Letters
- ▶ 1 Comments Letters

◆ Consultation(s):

Environmental Services

National Air Traffic Services Ltd

BAA Ltd

NATS - CTC

Ministry of Defence

Planning Application Report

1 Application Site

- 1.1 The application site is situated within the St Leonard's area of East Kilbride within an established residential area. The site is mostly bounded by residential dwellings with an area of open space to the south. Blacklaw Primary is one of the new schools recently developed under the Council's Primary School Modernisation Programme. The redeveloped site now consists of a two storey building with associated all weather sports pitch, playground and parking areas. The site is approximately 1.9 hectares and is accessed from Blacklaw Drive via Glen Arroch which is located to the west of the site. It is noted that the land slopes to the north.

2 Proposal(s)

- 2.1 Full planning permission is sought for the erection of two 6 kw wind turbines on 15 metre poles within the school grounds. The turbines would have an overall height of approximately 17.8 metres when measured to the tip of the blade with a blade diameter of 5.6 metres. The turbines would be located to the north and north east of the site approximately 30 metres apart and at least 30 metres from the nearest housing. The proposal is a result of a project initiated by the pupils of Blacklaw Primary and has been supported by the Education Service following the encouragement of sustainable development and energy saving technologies throughout planning policies and building regulations.

3 Background

- 3.1 The application site lies within an area zoned as residential in the Adopted South Lanarkshire Local Plan (March 2009) therefore policies DM1 – Development Management, RES6 – Residential Land Use and ENV15 – Renewable Energy are applicable.
- 3.2 Planning Advice Note 45: Renewable Energy Technologies (Revised 2002) recognises the Government's aim to stimulate further the development of the UK renewable energy industry. This document states that increased use of renewable energy, including micro-renewables, can make an important contribution to efforts to reduce carbon emissions in support of climate change and renewable energy objectives. The Scottish Executive aims to making an equitable contribution to the UK Kyoto target to reduce greenhouse gas emissions by 12.5% by 2008-12, and has set a target that 40% of electricity generated in Scotland should come from renewable sources by 2020.

4 Consultation(s)

- 4.1 **Environmental Services** – following submission of a noise assessment requested by this Service, it is agreed that there are no noise issues associated with this development.
Response: Noted.
- 4.2 **NATS** – no objections.
Response: Noted.
- 4.3 **BAA Glasgow Airport** – no objections.
Response: Noted.
- 4.4 **Prestwick Airport** – no objections.
Response: Noted.
- 4.5 **Ministry of Defence** – no response to date.

Response: Noted.

5 Representation(s)

5.1 Following neighbour notification, 8 letters of objection and a petition with 63 signatures was received, the points of which are summarised below:

- a) **The proposed turbines are in close proximity to nearby dwellings therefore would be within immediate view.**

Response: There are at least 30 metres between the closest dwellings and the proposed turbines. However, it is noted that the principle windows of the closest dwellings do not face the proposed turbines. Instead, the turbines are sited in line with the side of the terraced properties to reduce the visual impact.

- b) **The proposed turbines are very high.**

Response: The proposed turbines require to sit on 15 metre poles to gain the most wind exposure to ensure they are environmentally beneficial. However, the turbines have also been sited on a slope to minimise the impact on adjacent properties.

- c) **The noise of the two turbines will be continually heard and may lead to health problems.**

Response: Environmental Services requested that a noise assessment be carried out prior to any planning approval. This has been completed and shows that the turbines will comply with the relevant criteria set out by the Council and will have no adverse impact in terms of noise nuisance.

- d) **The proposals will be unsightly and will have an impact on the area and natural environment.**

Response: It is noted that the proposal will alter the character of the area, however given the simple design and the siting chosen; I consider that the proposed turbines will integrate with the surrounding environment.

- e) **This proposal impacts on all surrounding properties therefore everyone within the area should have been notified.**

Response: I am satisfied that the neighbour notification process that was carried out was accurate and all appropriate properties were notified.

- f) **Very limited information was provided within the neighbour notification information.**

Response: Under the neighbour notification process, the applicant or agent is required to provide all properties within notifying distance with the neighbour notification certificate and a location plan. I am satisfied this was completed accurately.

- g) **The proposal will reduce the value of the surrounding properties.**

Response: Loss of value is not a valid planning consideration.

- h) **The proposal is an inappropriate form of development for a school playground and may pose a safety risk.**

Response: As previously mentioned, the proposal is a project that has been initiated by the pupils of Blacklaw Primary and promoted by the Education Service as a response to the encouragement of energy saving technologies throughout the planning process. However, for the project to be environmentally beneficial two turbines of this scale are essential. In terms of safety, a condition will be attached to any consent for the developer to submit details of any fencing to be put around the turbines.

- i) **The proposal should be at least 100 metres from the nearest buildings.**
Response: This criteria applies to larger scale wind turbines. However, smaller scale turbines are not subject to that requirement.
- j) **Is there any justification for erecting two turbines that will only power the equivalent of 60,000 lamp bulbs.**
Response: The Council supports the development of renewable energy as an alternative to more polluting methods of power generation.

These letters have been copied and are available for inspection in the usual manner.

6 Assessment and Conclusions

- 6.1 The applicant seeks detailed planning permission for the erection of two 6 kw wind turbines on 15 metre poles. The determining issues of this application are its compliance with local plan policy and in particular, its impact on the amenity of the surrounding area and any adjacent properties.
- 6.2 In terms of the Adopted South Lanarkshire Local Plan (March 2009) the turbines are located within the residential area. Policy DM1 – Development Management of the finalised plan states that all planning applications will require to take account of the local context and built form and should be compatible with adjacent buildings and surrounding streetscape in terms of scale, massing, design, external materials and impact on amenity. Development should enhance the quality and appearance of the local environment and take account of environmental, accessibility and sustainability issues. I am satisfied that the overall height of the wind turbines is acceptable and will integrate with the new primary school and the surrounding area. I also consider that the turbines have been designed to minimise the visual impact for the surrounding properties without compromising on power output. A condition has been attached to the consent for any external colours to be agreed with planning prior to any works commencing on site.
- 6.3 The application is also subject to Policy ENV15 – Renewable Energy Development Policy which states that applications for renewable energy developments will generally be supported by the Council provided that they can be satisfactorily accommodated into their surroundings and not adversely affect residential amenity or the built environment. Policy ENV15 also states that applications for smaller scale wind turbines will be assessed against the criteria specified in policy DM1. In this case, the applicants have provided sections and impressions of how the wind turbines would look when erected. Following a detailed assessment, it is considered that the turbines are of a suitable scale and design and sited in an appropriate position that meets the above criteria.
- 6.4 Policy ENV37 – Renewable Energy Site Assessment requires the siting and external appearance to be designed to minimise the impact of such apparatus on amenity, while taking account of operational efficiency. In addition, consideration must be given to access, air safety and electromagnetic disturbance. In this case, the turbines require a location that offers good exposure to the wind such as the highest point on the land. I am satisfied that an acceptable balance has been made in this instance, as the turbines have been sited on a slope taking account of the impact on surrounding properties. In addition, there are several trees along the boundary of the site that will partially screen the turbines.
- 6.5 As part of this application, Environmental Services were consulted and requested that a noise assessment be carried out prior to any decision being made. As such, this has been carried out with reference to Scottish Executive guidance, ETSU guidance (The Assessment & Rating of Noise from Wind Farms (ETSU-R-97)) and

the Council's own specified criteria. The results of the assessment are that the proposed turbines are predicted to comply with this criteria at the nearest residential properties during the daytime period and the night time period. Environmental Services have advised that they are satisfied that the turbines are in compliance with Council criteria in relation to noise.

6.6 Following neighbour notification, 8 letters of objection were received, including a petition with 63 signatures. The points raised have been summarised and addressed in section 5 above. I do not consider that the points raised merit refusal of the application.

6.7 In view of the above, it is considered that the proposed turbines are of a scale and design appropriate to the location and I am satisfied that the residential amenity of the surrounding properties will not be adversely affected. I therefore recommend planning permission be granted.

7 Reasons for Decision

7.1 The proposal has no significant impacts on either residential or visual amenity and therefore complies with policies RES6, DM1, ENV15 and ENV37 of the Adopted South Lanarkshire Local Plan (March 2009) and relevant guidance contained within South Lanarkshire planning policies.

Iain Urquhart
Executive Director (Enterprise Resources)

6 April 2009

Previous References

♦ EK/06/0481

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations

Environmental Services	30/04/2008
BAA Plc	30/04/2008
NATS	20/05/2008
NATS	06/06/2008
BAA Plc	04/07/2008

- ▶ Representations

Representation from : Lee Gallacher, 5 Glen Arroch, St Leonards, East Kilbride, G74 2BP, DATED 14/04/2008

Representation from : Mrs Mary Kerr, 14 Glen Cannich, St Leonards, East Kilbride, G74 2BW, DATED 15/04/2008

Representation from : Mr James Tulley, 48 Glen Cannich, East Kilbride, DATED 15/04/2008

Representation from : Helen Martin, 41 Glen Moriston, East Kilbride, , DATED 15/04/2008

Representation from : Lee Gallacher, 5 Glen Arroch, St Leonards, East Kilbride, G74 2BP, DATED 15/04/2008

Representation from : Angela Jamieson, 43 Glen Moriston, St Leonards, East Kilbride, G74 2BD, DATED 14/04/2008

Representation from : Helen Martin, 41 Glen Moriston, East Kilbride, DATED

Representation from : Mrs Sandra Easton, 42 Glen Arroch, East Kilbride, G74 2BP, DATED 09/04/2008

Representation from : Nicola Cullen, 1 Glen Arroch, St Leonards, East Kilbride, G74 2BP, DATED 17/04/2008

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

Julie Stanfield, Planning Officer, Civic Centre
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E-mail: Enterprise.ek@southlanarkshire.gov.uk

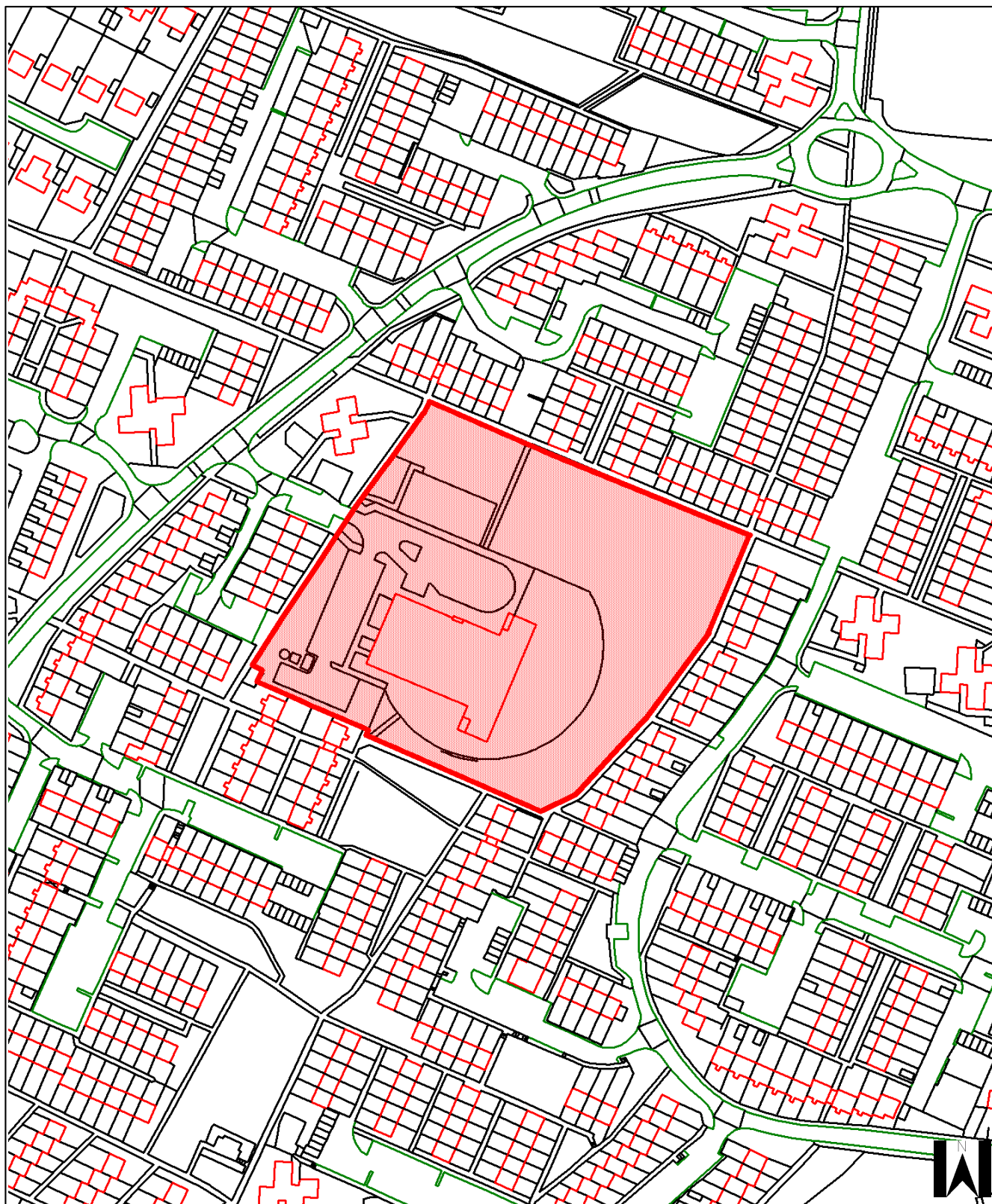
CONDITIONS

- 1 That the development hereby permitted shall be started within five years of the date of this permission.
- 2 That the development shall be carried out strictly in accordance with the plans hereby approved and no change to the design or external finishes shall take place without the prior written approval of the Council as Planning Authority.
- 3 That before any development commences on site or before any materials are ordered or brought to the site, details and samples of all materials to be used as external finishes on the development shall be submitted to and approved by the Council as Planning Authority.
- 4 All external colours shall be agreed in writing with the Council as Planning Authority prior to the commencement of works.
- 5 That before development starts, details of all boundary treatment(s) shall be submitted to and approved by the Council as Planning Authority and thereafter all approved works shall be completed to the satisfaction of the Council prior to the development hereby approved being occupied or brought into use.
- 6 That the developer shall arrange for any alteration, deviation or reinstatement of statutory undertakers apparatus necessitated by this proposal all at his or her own expense.
- 7 In the event that equipment becomes obsolete or redundant it must be removed and the site reinstated to the satisfaction of the planning authority within 3 months.

REASONS

- 1 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interests of amenity and in order to retain effective planning control.
- 3 In the interests of amenity and in order to retain effective planning control.
- 4 In the interests of amenity and in order to retain effective planning control.
- 5 These details have not been submitted or approved.
- 6 In order to retain effective planning control
- 7 To minimise the level of visual intrusion, and ensure the reinstatement of the site to a satisfactory standard.

For information only



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